



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
March 27, 2008**

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Suite 140, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 AM FLAG SALUTE

ROLL CALL: Larry Sevison (Chairman), Ken Denio (Vice Chairman), Bill Santucci (Secretary), Gerry Brentnall, Mike Stafford, Larry Farinha and Richard Johnson

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**EXTENSION OF TIME - MAJOR SUBDIVISION/CONDITIONAL USE
PERMIT/VARIANCE (PSGC T20040294)**

THE GROVE @ GRANITE BAY

Consider a request from 2540 Partners LLC, for the approval of a two-year Extension of Time for a Conditional Use Permit for a Planned Development and Tentative Subdivision Map for 32 single family residential lots and 10.8 acres of natural open space and seasonal wetlands on a 31.8 acre site; and a Variance to (a) increase the height of the perimeter tubular steel fence along Olive Ranch Road and Berg Street to a 5 foot height and to install two, 6 foot high entry monuments at the Berg Street entrance to the project and (b) to locate 5 foot high tubular steel fencing along the frontage areas of open space lots A thru F for the protection of seasonal wetlands, riparian vegetation and oak woodland.

Project Location: At the southwest corner of Berg Street and Olive Ranch Road in the Granite Bay area.

APN: 048-081-052 and 048-081-038

Total Acreage: 31.8 acres

Zoning: RS-B-40 PD 1.1 and RS-B-20 PD 1.1 (Residential Single-Family, Combining Building Site of 40,000 sq.ft., Combining Planned Development of 1.1 Dwelling Units per acre and Residential Single-Family, Combining Building Site of 20,000 sq.ft., Combining Planned Development of 1.1 Dwelling Units per acre)

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant /Owner: 2540 Partners LLC, c/o Robert H Nielebeck, 2550 Douglas Boulevard, Suite 100, Roseville CA 95661

County Staff: Planner EJ Ivaldi (530) 745-3147

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: (530) 745-2300

2) 10:10 am

TEMPORARY CONDITIONAL USE PERMIT

CISCO GROVE MATERIALS PROCESSING PROJECT (PCPC T20080075)

Consider a request from Granite Construction Company on behalf of Raj Brar, for the approval of a Temporary Conditional Use Permit to allow for a materials processing plant on a two-acre portion of Assessor's Parcel Number 066-070-045, in order to complete the resurfacing of a 2.4 mile stretch of Interstate 80, between Cisco Road and Troy Road under-crossings. The project will take place over a period of two construction seasons to be permitted on a yearly basis, which will take place between the dates of May 30, 2008 and June 30, 2009. The proposed project will take place over a period of approximately ten days, as necessary, for approximately ten hours per day, Monday through Friday, and weekends as necessary for project completion.

Project Location: On a two-acre portion of a 93.2-acre parcel located off of Cisco Road, on the south side of Interstate 80, approximately half a mile from Cisco Grove off ramp in the Cisco Grove area

APN: 066-070-045-000

Total Acreage: Project on two acres of the 93.2 acre parcel

Zoning: FOR-160 AC MIN; RF-B-X-40 AC MIN; HS-Ds and RF-B-X-2.5 AC MIN PD-.4 (Forestry with a combining building site size of 160 acre minimum parcel size; Residential Forestry combining a building site of 40 acre minimum parcel size; Highway Service combining Design Sierra; Residential Forestry combining building site of 2.5 acre minimum parcel size and a Planned Development of .4 dwelling units per acre)

Community Plan Area: Placer County General Plan

MAC Area: none

Applicant: Granite Construction Company – Brian Roll, 1900 Glendale Ave, Sparks NV 89431

Owner: RAJ Brar, PO Box 760 Soda Springs, CA 95728

County Staff: Planner Melanie Couch (530) 745-3036

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Grant Miller (530) 745-2300

3) 10:20 am

SUBDIVISION MODIFICATION - SQUAW RIDGE UNIT I (PSMT20070893)

MONDAVI RESIDENCE

CATEGORICAL EXEMPTION CLASS 5 (Minor Alterations in Land Use Limitations)

Consider a request from Auerbach Engineering Corporation on behalf of Marc and Janice Mondavi, for the approval of a Modification to Final Subdivision Map (SUB-012) and Conditional Use Permit (CUP-356) to allow for the transfer of 90 square feet of the Common Area Lot (Lot B) to Lot 11 in order to construct a 1,500 square foot addition.

Project Location: On a 2,713 square foot parcel on the south side of Squaw Ridge Road, approximately one mile from the intersection of Highway 89 and Squaw Valley Road in the Olympic Valley area, at 3009 Ridge Court, #11

APN: 096-500-013

Total Acreage: 2713 Square feet

Zoning: HDR DF = 20 (High Density Residential with a density factor of 20 units per acre)

Community Plan Area: Squaw Valley Community Plan

MAC Area: Squaw Valley MAC

Applicant: Auerbach Engineering Corporation, PO Box 5399, Tahoe City CA 96145

Owner: Marc and Janice Mondavi, PO Box 342 St. Helena CA 94574

County Staff: Planner Melanie Couch (530) 745-3036

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: (530) 745-2300

4) 10:30 am

SUBDIVISION MODIFICATION/VARIANCE (PSM

20080034) LAKERIDGE SUBDIVISION – ANDERSON RESIDENCE

CATEGORICAL EXEMPTION - CLASS 5 (MINOR ALTERATION IN LAND USE LIMITATIONS)

Consider a request from Peter and Christine Anderson for the approval of a Subdivision Map Modification of the Lakeridge Subdivision” Final Map (Lot 46) and Variance to reduce the 25-foot front setback requirement (Lakeshore Drive) to 5 feet, 10 inches and Variance to reduce the 10-foot side setback (west) to 5 feet in order to construct a 325.5 square foot garage addition.

Project Location: 7862 Lakeshore Drive (Lot 46) east of the intersection with Mooney Road near Folsom Lake in Granite Bay

APN: 047-203-010

Total Acreage: 14,339 square feet

Zoning: RS-B-10 (Residential Single-Family combining a minimum building site size of 10,000 square feet).

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant/Owner: Peter and Christine Anderson, 7862 Lakeshore Drive Granite Bay CA 95746

County Staff: Planner Roy Schaefer (530) 745-3061

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

5) 10:45 am

**ZONING ADMINISTRATOR VARIANCE APPEAL (PVAA T20070856)
CHELSHIRE DOWNS**

Consider an appeal from the owner Kobra Properties of the Zoning Administrator's decision to deny a Variance for a six-foot high solid masonry wall, 1,300-feet in length adjacent to the front (western) property boundary, at the edge of the road easement for the Sky View Lane. **(APPLICANT/APPELLANT IS REQUESTING A CONTINUANCE TO APRIL 24TH, 2008 COMMISSION HEARING)**

Project Location: Chelshire Downs North subdivision located on the south side of Eureka Road, southeast corner of the intersection of Eureka Road and Sky View Lane in the Granite Bay area

APN: 463-010-001, 463-010-002, 463-010-003, 463-010-004, 463-010-005, 463-010-006, 463-010-007 and 463-010-008

Total Acreage: 20.6 acre

Zoning: RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum)

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Jerry Aplass of Burrell Consulting Group, Inc., 1001 Enterprise Way, Suite 100, Roseville CA 95678

Appellant: Kobra Properties, 2251 Douglas Boulevard, Suite 120, Roseville CA 95661

County Staff: Planner Roy Schaefer (530) 745-3061

Engineering and Surveying: Sarah Gilmore(530) 745-3110

Environmental Health: Grant Miller (530) 745-2300

6) 11:00 am

**THIRD PARTY APPEAL - ZONING ADMINISTRATOR APPROVAL OF A
MINOR USE PERMIT/VARIANCES (PMPC 20060321) FOR FOLSOM LAKE
EQUESTRIAN CENTER**

MITIGATED NEGATIVE DECLARATION

Consider two separate appeal requests, from Mark Breunig, ET AL and Mark Robert, of the Zoning Administrators decision to approve a Minor Use Permit to increase the number of horses boarded at an existing equestrian facility site to 60 horses and Variances to reduce the front setback from 75 feet from the centerline of Prospector Road to 42 feet from the centerline for a barn, reduce the side setback requirement (near the southeast corner of the property) of 30 feet to 10 feet for portable horse stalls and to also locate these stalls closer to an adjoining residence than to the main residence. **(BASED UPON NEW INFORMATION RECEIVED FROM THE APPLICANT THE DEVELOPMENT REVIEW COMMITTEE IS REQUESTING A CONTINUANCE TO APRIL 24TH, 2008 COMMISSION HEARING TO ADDRESS NEW INFORMATION)**

Project Location: On the northeast corner of Lomida Lane and Prospector Road at 4491 Prospector Road in the Loomis area.

APN: 036-085-003

Total Acreage: 8.4 acre parcel

Zoning: RA-B-X-4.6 acre minimum PD=0.44 (Residential Agricultural combining Building Site Size of 4.6 acres minimum combining Planned Unit Development .44 units per acre).

Community Plan Area: Horseshoe Bar

MAC Area: Granite Bay MAC, Horseshoe Bar Area Municipal Advisory Council

Applicant: Jenny Jordan, 4491 Prospector Road, Loomis, CA 95650

Owner: Kenneth & Linda Miller, 2998 Douglas Boulevard Suite 300, Roseville CA 95661

Appellants: Mark Roberts 4325 Cognac Court, Loomis, CA 95650; Mark Breunig, ET AL, 4344 Cognac Court, Loomis

County Staff: Planner Charlene Daniels (530) 745-3073

Engineering and Surveying: Janelle Fortner (530) 745-3110

Environmental Health: (530) 745-2300

7) 11:25 am

ZONING TEXT AMENDMENT (ZTA20050609)

REASONABLE ACCOMMODATIONS ORDINANCE

Consider an amendment to Chapter 17 of the Placer County Code for the creation of Zoning Ordinance provisions for the processing of Requests for Reasonable Accommodation under the Fair Housing Acts.

The purpose of the ordinance is to establish a formal procedure for persons with disabilities seeking equal access to housing to request reasonable accommodation. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodation (modifications or exceptions) in their land use regulations and practices when such accommodation may be necessary to afford disabled persons an equal opportunity to housing. Placer County is proposing a Reasonable Accommodation Ordinance that provides the process and criteria for exemptions in the application of its zoning laws to rules, policies, practices, and procedures for the siting, development, and use of housing, as well as other related residential services and facilities, to persons with disabilities.

The Planning Department is requesting that the Planning Commission provide a recommendation to the Board of Supervisors on the proposed Reasonable Accommodations Ordinance.

County Staff: Jennifer Dzakowic, Planner (530) 745-3008

County Staff: Planner Ann Baker (530) 745-3136

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300